

ATTORNEY'S OPINION

I, Rebecca A. Reisinger, hereby state that I am an Attorney-at-Law, duly admitted to the practice of law in the State of Iowa, and an attorney of the New Point Law Firm, plc, with offices located at 612 Kellogg Ave., Ames, Story County, Iowa. I further state that I have examined the Abstract of Title to the following described real estate, to-wit:

The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), **except** the West 16 rods thereof, **and except** Parcel "A" a part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 32-R82N-R24W of the 5th P.M., Story County, Iowa, as shown on the Revised Survey Plat recorded on March 25, 1992, in Book 10, Page 203; **and** the North 10 acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), **except** the West 16 rods thereof; all in Section Thirty-two (32), Township Eighty-two (82) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa.

(hereinafter referred to as the "Real Estate") from the root of the title thereof, down to and including the 22nd Day of December, 2025, 11:14 a.m., as last certified by Abstract and Title Services of Story County, Ames, Iowa (Title Guaranty Division Member #8650). There is also a Certified Addendum dated January 20, 2026, at 8:00 a.m., prepared by Abstract and Title Services of Story County which includes Entry Nos. 62 through 64. There is a second Certified Addendum dated February 2, 2026, at 8:00am, prepared by Abstract and Title Services of Story County, which includes Entry No. 66.

Based upon information within said Abstract of Title, it is my opinion that fee simple title to the Real Estate is vested in the **Estate of Peggy A. Johns a/k/a Peggy Ann John, an undivided one-half interest; and Michael S. Johns, Vicki D. Johns, Thomas J. John, and Kathleen A. Reece as Tenants in Common, an undivided one-half interest.** The Real Estate is free from encumbrances excepting, however, the following:

1. The Real Estate is subject to as limited easement shown at Entry No. 52 of the Abstract, which easement was given to Xenia Rural Water District, its successor and assigns, for the general purpose of “construction and laying and thereafter using, operating, inspecting, maintaining, repairing, replacing or removing water pipeline and any necessary appurtenances thereto.” This easement was filed on January 22, 2003, as Instrument No. 03-01320.
2. The Real Estate is subject to zoning ordinances of Story County, Iowa.
3. Real Estate taxes are all paid, except as follows:
 - a. Parcel No. 13-32-100-230. Taxes for Fiscal Year 2024-25:
 - i. First Half, delinquent after 9/30/2025, Paid in the amount of \$2,038.00;
 - ii. Second Half, delinquent after 3/31/2026, Paid in the amount of \$2,038.00.
 - b. Parcel No. 13-32-100-415. Taxes for Fiscal Year 2024-25:
 - i. First Half, delinquent after 9/30/2025, Paid in the amount of \$169.00;
 - ii. Second Half, delinquent after 3/31/2026, Paid in the amount of \$169.00.
 - c. Parcel No. 13-32-200-100. Taxes for Fiscal Year 2024-25:
 - i. First Half, delinquent after 9/30/2025, Paid in the amount of \$775.00;
 - ii. Second Half, delinquent after 3/31/2026, Paid in the amount of \$775.00.
 - iii. Drainage Taxes are paid in full.
 - d. Parcel No. 13-32-200-305. Taxes for Fiscal Year 2024-25:
 - i. First Half, delinquent after 9/30/2025, Paid in the amount of \$420.00;
 - ii. Second Half, delinquent after 3/31/2026, Paid in the amount of \$420.00.

Dated this 13th Day of February, 2026.

New Point Law Firm, plc
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By: 

Rebecca A. Reisinger, Attorney